MORNING.

AUGUST 18. 1892

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Carson City, Nevada.
Location of works near Downieville
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ANNESSMENT No. 39.
Amount per share One Cent
Levied Aug 10, 1892
Payable immediately at the office of
Company, in Carson City, Nevada.
Delinquent Sep 10, 1892
Sale Day (2 P. M.) October 10, 1892
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THE

Comment of SUNDAY May
1, 1892, and until further notice,
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CARSON CITY.

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I0:20 P. M. -Daily Atlantic Express Mountain. Palisade, Ogden and fast, Carries local first class passen-cers and through second class passen-

8:40 P. M. -Laily-Pacific Express 8:40 train for Roseville Jn. Un Sacramento and San Francisco via Benicia arriving at 2:15 A. M. Connects at Sacramento with train leaving at 10:40 A. M. ramento with train leaving at 10:40 A. M.,
for Stockton, Lathrop, San Jose
San Francisco Freeno Los Angeles San
Diego; and East, via New Orleans; at 10:
35 A. M. for Williams, Willows and Redding at 3.00 r. M. for Red Bluff and at 10:50
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Company are supplied with water from Never Failing Springs, which flos from the Sierra Nevada. By analysis this water is shown to be perfectly free from all importies. The mains of this company having been laid in all the orincipal streets of the city, the water areadered available to all within the city limits. Families, Hotels, Bars stables, etc. supplied on favorable terms. wine.

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The Earliest Fruit Land in California.

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UNPRECEDENTED TERMS:-Interest Only for Five Years at 7 per cent.

Capay Valley is situated in Yolo County, State of California, about 90 miles by rail from San Francisco, and is traversed in its entire length by the Woodland, Infants' and Children's Complaints. Superior to Castor Oil. Capay and Clear Lake Railroad, the distance from Esparto to Rumsey being 21 miles.

The Capay Valley Land Com- benefits gained by the first fruit pany is offering the most fertile shipments of the season, and that lands in this beautiful valley upon twenty acres of this rich land, terms that enable the purchaser when the trees are in bearing, will to pay for the land out of its own yield a handsome and assured inproduct, viz: Interest only for five come. years at 7 per cent. The only The Capay Valley Land Co. has condition imposed is, that a reas- an agent residing at Rumsey, onable propertion of the land pur- whose duty itis to show the varchased shall be planted to fruit lous tracts to and seekers. trees or vines. Land may be Four townsites have been laid bought en this condition on pay-ment of 20 per cent cash and the remaining 80 per cent at the end Guinda and Rumsey. Town lots of five years, with interest annu- may now be purchased at reasonaally in advance; at 7 per cent. ble prices and on easy terms. The various tracts owned by the The enterprising and flourish-Capay Valley Land Company, have ing town of Espardo is situated at been subdivided into ten and twen- the lower end of the valley, and ty acre lets, which are for sale at \$125,000 worth of substantial prices varying from \$50 to \$150 buildings have already been erectper acre. Similar unimproved ed, including a fine four story land in Vaca Valley has recently brick hotel, two large brick blocks been sold at from \$400 to \$500 and water works, with pipes laid

The Capay valley lands are un- warehouses and numerous resider the most favorable climatic dences. The town also has a conditions for the prosecution of postoffice, schoolhouse and a profitable fruit growing; and the weekly paper.; and a fine railroad locality has proved itself to be depot containing telegraph and ex-

one of the earliest in the State. press offices.

The railread passes through all Postoffices have also been esthe tracts owned by the Capay tablished at Guinda and Rumsey. Valley Land Company, thus insur- This latter place situated at the ing excellent shipping facilities; head of the valley, is the present and the land may, now be pur- terminus of the railroad. The chased in the immediate proximi- comfortable little hotel makes exty of either the following stations: cellent quarters for hunters as well Capay, Cadenaso, Surrey, Guinda, as land seekers. Sautern, Cashmere or Rumaey. | The advantages enjoyed by the

At many of these places fine or- settler in Capay valley may be thus chards of the choicest and earliest concisely summed up. varieties of peaches and apricots A soil of great fertility, yielding may already be seen; and during bountifully every crop. the coming season considerable. A soil and climate which will additional acreage will be planted ripen all kinds of fruit and vegetaout. One of the recent sales made bles earlier than anywhere else in by the company was that of Tan- the State. ered Tract, containing 600 acres A climate especially adapted to to a coleny association. This tract the curing of raisins and the dryhas been subdivided into forty ing of fruits, without the aid of arholdings, all of which will be plan- tificial evaporators. ted to fruit trees this season.

The fine orchards on the Guin- close to markets. Railroad comda Tract, where 800 acres have munication which enables shipbeen sold, are especially worthy of ments to be made quickly and mention; and it is a significant cheaply. Lands which are sold fact that already several of cheaper and and on better terms the blocks are owned by success- than anywhere else in the State. ful Vaca valle, fruit-growers, who Take a trip into Capay Valley expect to make their earliest ship- and convince yourself of its many ments from here. advantages. Change cars at El-

Too much stress cana t be laid mira and go through to Rumsey, upon the great advantage to the where the agent will meet you, if fruit grower of being in an early you advised in time and drive you locality. In most cases it makes down the Valley. the difference between success and Wm. H. Mills Agent. Fourth failure. The industrious orchar- and Towsend streets, San Francisdist of Capay Valley may rest as- co, Cal. sured that he will derive all the

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One thorough application of

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Or ty place in the city where lime an a resut can be purchased in large quantities.

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